

When recorded return to:  
Jay Overway and Nancy Overway  
13278 Starvation Ridge Lane  
Mount Vernon, WA 98273



201409150071

Skagit County Auditor \$74.00  
9/15/2014 Page 1 of 3 11:29AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021787

CHICAGO TITLE  
620021787

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheri L. Tamman, an unmarried person and Richard Tamman, an unmarried person; each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jay Overway and Nancy Overway, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5 and the South Half of Lot 6, Block 1, A. SIEGFRED'S FIRST PLAT OF BAY VIEW PADILLA BAY, according to the Plat recorded in Volume 1 of Plats, page 3, records of Skagit County, Washington

Together with that portion of vacated "A" Street lying between Lots 4 and 5 in Block 1, A. SIEGFRED'S FIRST PLAT OF BAY VIEW PADILLA BAY, according to the Plat recorded in Volume 1 of Plats, page 3, records of Skagit County, Washington, which reverted to said premises by operation of law.

Together with that portion of the vacated alley in Block 1, A. SIEGFRED'S FIRST PLAT OF BAY VIEW PADILLA BAY, according to the Plat recorded in Volume 1 of Plats, page 3, records of Skagit County, Washington, which reverted to said premises by operation of law.

Excepting from all of the above the south 1/2 of the north 1/2 of said vacated "A" street adjoining said Lot 5 and said west 1/2 of vacated alley, Block 1, said plat of A. SIEGFRED'S FIRST PLAT OF BAY VIEW PADILLA BAY, according to the plat thereof recorded in volume 1 of plats, page 3, records of Skagit county, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P71140 / 4069-001-006-0002

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 3401  
SEP 15 2014

Amount Paid \$ 3,066.60

Skagit Co. Treasurer  
By *Mdm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: September 12, 2014

Cheri L. Tamman  
Cheri L. Tamman

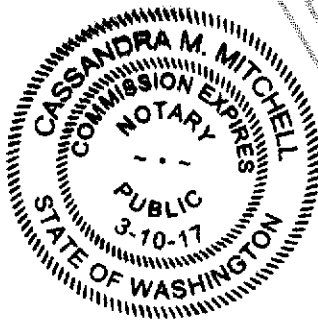
Richard Tamman  
Richard Tamman

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Cheri L. Tamman and Richard Tamman  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 9-15-14

Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-17



201409150071

**EXHIBIT "A"**  
Exceptions

1. Public or private easements, if any, over vacated portion of said premises
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Plat Lot of Record Certification and the terms and conditions thereof  
  
Recording Date: November 13, 2013  
Recording No.: 201311130077
4. City, county or local improvement district assessments, if any.
5. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:  
  
Recording No: 201408210018
7. Lot of Record Certification, and the terms & provisions contained therein:  
  
Recording Date: September 10, 2014  
Recording No.: 201409100003 & 201409100004

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

